

FOR SALE

SHERWOOD PARK COMMERCIAL CONDO

#129, 65 Chippewa Road, Sherwood Park, AB



HIGHLIGHTS

- 2,050 sq ft ± of modern office or retail space on the main floor
- Features a sleek loft-style interior design with high ceilings, a welcoming reception area, a communal workspace, three offices, a boardroom, kitchen, two bathrooms and storage areas
- Situated within a contemporary and professional complex
- Surface parking available at the front and rear of the building
- Enjoy prime visibility along Chippewa Road and Athabasca Avenue
- Conveniently positioned with easy accessibility to Baseline Road and Broadmoor Boulevard

CONTACT

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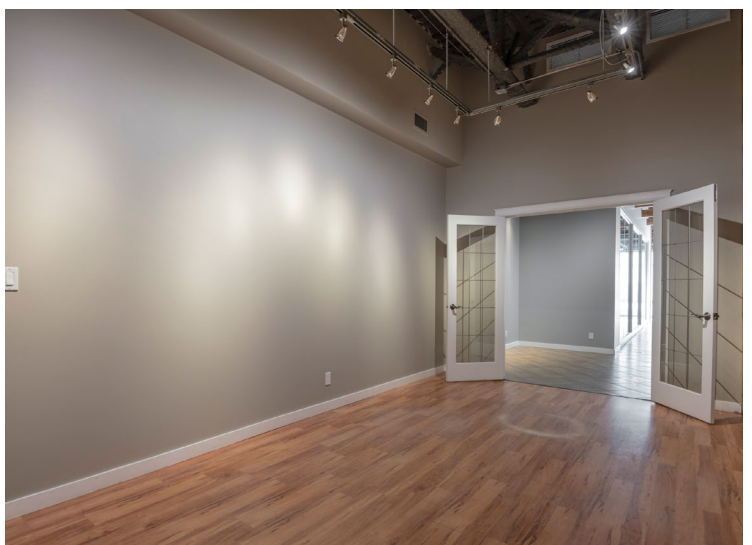


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T 780.448.0800 **F** 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	#129, 65 Chippewa Road, Sherwood Park, AB
LEGAL DESCRIPTION	Condo Plan: 0320643; Unit: 8
ZONING	C5 (Service Commercial)
TYPE OF SPACE	Commercial
SIZE	2,050 sq ft ±
HVAC	Forced air and air conditioning
PARKING	Scramble
SIGNAGE	Façade

FINANCIALS

SALE PRICE	\$599,000.00 \$625,000.00
CONDO FEES	\$537.82/month (2024)
TAXES	\$7,404.24 (2024)

ADDITIONAL FEATURES

- Close proximity to numerous amenities
- Other uses in the complex include dental, insurance, law, chiropractor, orthotic clinic, learning centre and more!

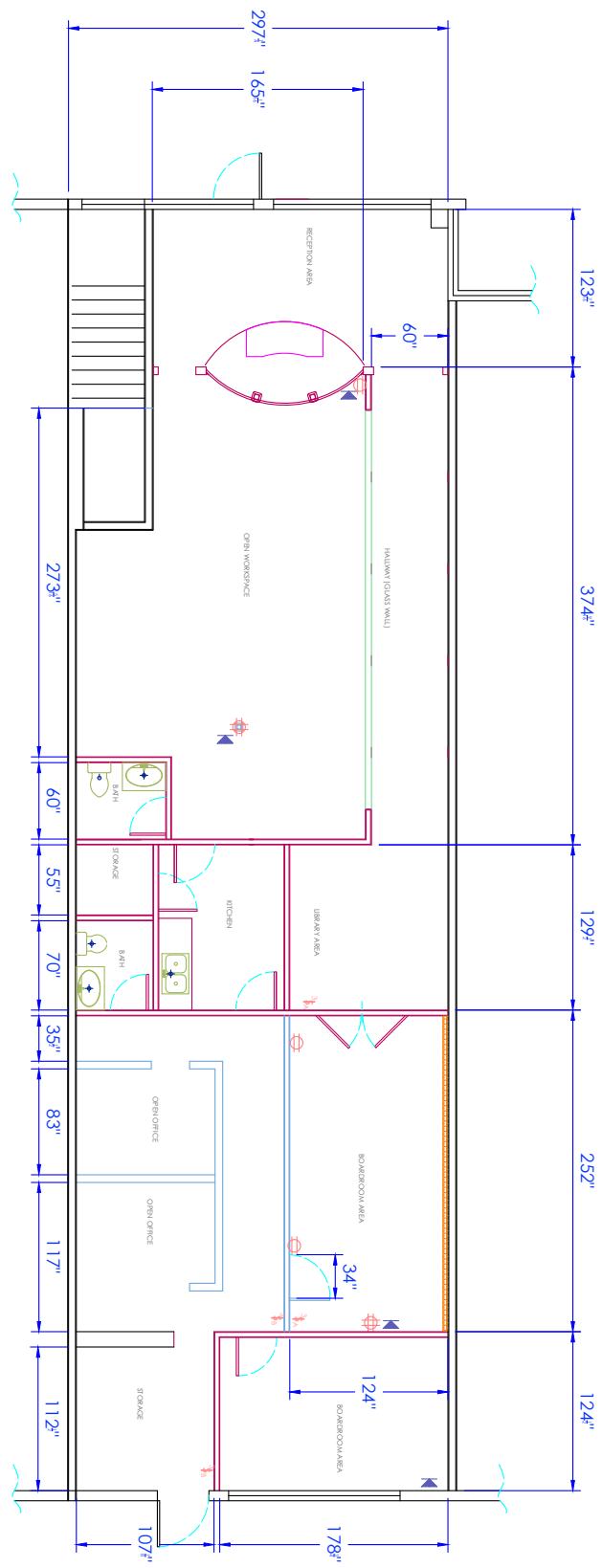


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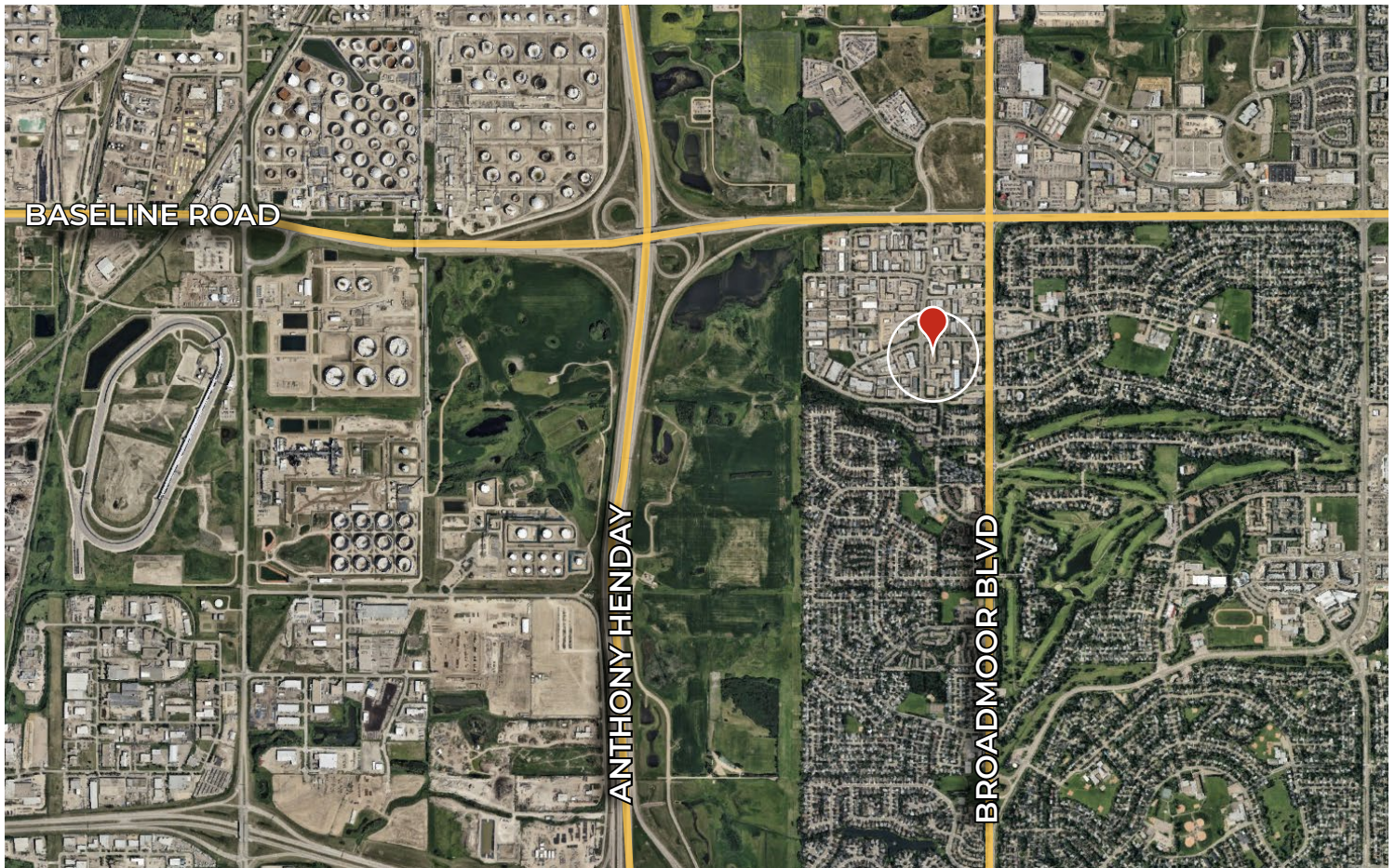


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Quality Based on Results, Not Promises.

Contact Us For More Information

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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.